

Site Name and Location

Name: USF Glen Moore property

Sales Agent: Mr. David Lane

Burr & Temkin

333 N. Michigan Avenue

Suite 612

Chicago, IL 60601

(312) 263-2722

Fax: (312) 263-2726

Short Legal Description: Part SW/4, 25-13-7, 53.45 Acres.

Parcel : 001-00476-00

Fema Flood Hazard: Zone C, no special hazard, Map 180 408 0001

Census tract

The USF Glen Moore property consists of 53 acres with three buildings totaling approximately 140,000 sq. ft.. Building one is a 100,000 sq. ft. facility with 16 loading docks, 4,800 sq. ft. of office space, 23,960 sq. ft. of shop area and 75,000 sq. ft. of warehouse space. Building two consists of 9,000 sq. ft. of warehouse space, and building three consists of 4,000 sq. ft. of warehouse space. Ceiling heights in the facilities range from approximately 15 ft. on a few loading docks to over 25 ft. throughout the other facilities.

The property is located in north central Clay County at 901 W. Hendrix Street north of Brazil, Indiana. (See site plan, map, and brochure attached.)

Current asking price is \$475,000

Transportation

The site is located approximately 5 miles north of I-70. Access to I-70 is available via U.S. 40 and S.R. 59 which are major traffic arteries. Air transport is available 16 miles to the west at Terre Haute International Airport with passenger service available at Indianapolis International Airport approximately 70 miles to the east.

No rail is available to the site.

Infrastructure / Utilities

Water: City of Brazil

Sanitary Sewer: Currently on septic system, however, City of Brazil Sanitary Sewer is immediately available on the south side and could easily connect to the system.

Power Provider: Duke Energy (Three Phase available on site).

Natural Gas: Vectren

Zoning

Light Industrial, the county has no zoning but Indiana law allows the City of Brazil up to a two mile fringe to enforce City zoning.

Presently, the area around the site is used for residential to the east and far south. One parcel to the north is used as an asphalt company whose home office is located in Terre Haute, Indiana (approximately 15 miles west of Brazil). Another parcel located directly south is home to Brazil Trucking, Incorporated that transports goods across the country. The land to the west has traditionally been used for agricultural.

Emergency Protective Services

Ambulance/EMT service is current available by Trans-Care through a contract with the Clay County Board of Commissioners. Trans-Care provides two ambulances in Clay County, and at any time are located not more than five miles from the site, and provide paramedic service.

Fire Service is provided by the Brazil City Fire Department, a thirteen member department. The department is located about three minutes from the station located at 203 East National Avenue. Presently, the department carries a seven (7) insurance rating; however, for the past year the department has worked and participated in reanalysis and expect the rating to lower to a six (6) rating in the Fall of 2006.

Police Service is provided by the Clay County Sheriff's Department which includes the sheriff and ten deputies. Given the close proximity of the site to the corporate limits of the City of Brazil, service is also provided by the Brazil Police Department, which includes a chief, captain, two sergeants, detective, seven patrol officers, and five reserve officers. Finally, back-up service is provided by the Indiana State Police.

Workforce

As of May 22, 2006 employment figures for the major non-governmental employers in Clay County were as follows:

<u>Name</u>	<u>Business</u>	<u>Approximate Number of Employees</u>
Great Dane Trailers, Inc.	Truck Trailer Manufacturing	1147
MI Home Products	Residential Window Manufacturing	222
Morris Manufacturing	Auto Parts Manufacturing	175
PDF	Metal fabricating/Steel Sales	120
Technifab	Cryogenic Equipment	70
Britt Tool	Tool and Die	58
Brazil Trucking	Freight Carrier	50
Spun Metals	Metal Spinning	47
Hancor	Corrugated Plastic Tubing	39
IVC	Industrial Varnish Coatings Manufacture	38
National Printing Converters	Peel Off Label Manufacture	35
Indiana Oxide	Lead Oxide	30

In 1998, IVC opened a new Industrial Varnish Coating facility in the Clay County Industrial Park. Within the past few years, PDF has doubled the size of their employment and facility, today they have contracts with Dixie Chopper and Otis Elevator. MI Home Products expanded their existing facility, in 2005, and added an additional sixty jobs as reported in 2004.

USF Glen More Transport (site) closed several years ago. At the time of their closure, their employment was reported around 100. The most recent layoff involved Great Dane Trailers, laying off some 500+ employees in January 2005. The layoff only last two months as was do to equipment upgrade. By April 2005, they were back to full employment.

Clay County Employment Statistics, March 2006.

	<u>United States</u>	<u>Indiana</u>	<u>% Of US</u>	<u>Clay County</u>	<u>% of Indiana</u>	<u>% of US</u>
Labor Force	150,652,000	3,261,053	2.16	13,370	0.41	0.009
Employment	143,257,000	3,099,801	2.16	12,600	0.41	0.009
Unemployment	7,011,000	161,252	2.24	770	0.48	0.011
Unemployment Rate	4.7%	4.9%		5.8%		

Source: United State Department of Labor, Bureau of Labor Statistics at www.bls.gov/news.release/pdf/emp/site.pdf, Indiana Department of Workforce Development at www.dwd.in.gov

Education

Clay County is served by the Clay Community Schools that offer a variety of educational opportunities including seven elementary, six of which includes grades Kindergarten to Fifth Grade and one that includes grades Kindergarten to Sixth Grade; one junior high school, one middle school, and one high school. The enrollment for the district in 2005-2006 was 4,742 students. Spending per student has averaged \$8,800 during the 2003-2004 and 2004-2005 academic years. Clay Community Schools student to teacher ratio is equal to the state average of 17.5 students.

The City of Brazil and Clay County is surrounded by six premier colleges and university with a twenty-mile radius that offer exceptional educational and cultural experiences for the community.

- DePauw University, located in Greencastle, approximately 17 miles away, was founded in 1837, and is recognized as a selective, high-quality, private liberal arts university by other institutions of higher education and by the nation's business and professional communities. It has nationally known programs in its College of Liberal Arts and its School of Music. Enrollment is 2,200 with a student-to-faculty ratio of 11 to 1. FORTUNE magazine ranked Depauw eleventh among all colleges and universities in the nation in terms of likelihood that its graduates will become chief executive officers of major American companies. Depauw ranked eighth in the nation and first in the Midwest among liberal arts colleges as the undergraduate origin of the nation's top executives, according to a study by Standard and Poor's Corp. It was ranked 16th in the nation among liberal arts colleges as the baccalaureate source for Ph.D. degree recipients in all fields, according to a survey by Franklin & Marshall College.
- Saint Mary-of-the-Woods College, founded in 1840 by the Sisters of Providence, is located 25 miles from Clay County on the northwest side of Terre Haute. It is the nation's oldest Catholic liberal arts college for women. Total enrollment is 1,350 with a 12:1 student to faculty ratio. Women from across the United States and from many foreign countries enroll at SMWC to receive a first-class liberal arts education, with more than 25 majors from which to choose. The SMWC Mari Hulman George School of Equine Studies is the only program in Indiana and one of only 20 in the U.S. to offer a bachelor's degree in equine studies. Saint Mary-of-the-Woods also offers a Women's External Degree Program (WED) that educates women through course intensives and directed independent study which relies on regular contact between faculty and students. This program attracts women from around the world. Various graduate programs are also available at Saint Mary-of-the-Woods College.
- Rose-Hulman Institute of Technology, approximately 10 miles away, has the honor of ranking #1 in the nation as the best engineering school whose highest degree is a bachelor's or master's according to U.S. News and World Report. Rose-Hulman was founded in 1874 and is a private, technological institution. It

has earned the reputation as one of the nation's leading independent colleges because of its educational philosophy that focuses on small classes, dedicated faculty, and an innovative curriculum—all supported by modern educational facilities. It identifies itself as an undergraduate teaching institution where professors, and not graduate students or teaching assistance, conduct every class and lab. Rose-Hulman also emphasizes a strong lab component to their Rose-Hulman also emphasize a strong lab component to their educational programs. It became coeducational in 1965.

- Indiana State University, located 17 miles away, was originally founded as a training school for teachers in 1865. Today the University has 11,000 students and offers 160 degree through the College of Arts and Sciences and the Schools of Business; Education, Technology, Graduate Studies; Nursing; and Health and Human Performance. Degrees are awarded at associate, baccalaureate, masters, educational specialist, and doctoral levels. In addition ISU offers a variety of non-credit courses, cultural and recreational opportunities, and diversified workshops, seminars and conferences.
- Ivy Tech Community College is a public, state assisted open-access, community-based technical college. It started serving the Wabash Valley in September 1969. Today more than 3,000 students each semester enroll in courses in at least 23 program areas within five academic divisions. Over the past ten years its student population has grown by more than 40 percent. Over the same period of time, it has seen dramatic increase in demand for business and industry training. The main campus is on U.S. 41 South about five miles south of downtown Terre Haute.
- The Indiana Business College has 10 campuses across the state; one located about 15 miles away in Terre Haute. Since 1902, Indiana Business College, a post-secondary, proprietary educational institution, has prepared men and women with the skills necessary to attain a career in business, industry, and the public sector. The college has developed an enviable reputation as a dedicated two-year Associate of Applied Sciences degree granting institution, graduating students from job-oriented programs into successful careers. A new Microsoft Network Administration Certification Program prepares students to become certified Microsoft Network Engineers.

Incentives

The City of Brazil and Clay County share a common redevelopment commission which uniquely qualifies it to provide a “one-stop shop” approach in meeting your development needs. The Clay County Redevelopment Commission (CCRC) has a variety of incentives that it uses to provide financial packaging uniquely tailored to the needs of your project. Some of the various incentives and alternative financing mechanisms the CCRC is experienced in utilizing are as follows:

Economic Development Bonds – These are tax exempt bonds offered through the Indiana Finance Authority and approved by the Clay County Economic Development Commission. They may be used for manufacturing projects and have a volume cap of \$10 million.

Ports of Indiana Synthetic Lease Program – Uses the Ports of Indiana bond authority and tax-exempt status to provide financing for building construction at a lower start –up cost.

Tax Increment Financing – The CCRC can allocate value added tax dollars toward the issuance of bonds which can be used to support a variety of project related costs. These bonds can be both taxable or tax exempt depending upon their use within the project.

Tax Abatement – The CCRC working with Clay County Council can also package tax abatement for appropriate projects. Tax abatement reduces the amount of value added tax paid for a period of 1 to 10 years depending on the amount of investment and job creation.